



CHARTERHOUSE CLOSE,  
ELLESMERE PORT, CH65 4EL

To Let

# On a Design & Build Basis

55,000 Sq Ft / 5,110 Sq M



PLANNING APPROVED



# Designed with **Your** **Business** Growth in Mind.



Situated in the strategic location of Ellesmere Port, Charter 55 offers a versatile, design-and-build opportunity tailored to meet the diverse needs of modern businesses.

The 3.34-acre site, with approved planning permission, is designed to support various industrial and logistical operations. Charter 55 promises high-spec infrastructure, including a 12m eaves height, 6 dock level doors, secure service yards, and modern office facilities. With 55,000 sq ft of premium warehouse space, this site is perfectly positioned for seamless connectivity, offering direct access to the M53, close proximity to John Lennon Airport, and efficient rail links via Ellesmere Port station.

55,000  
SQ FT

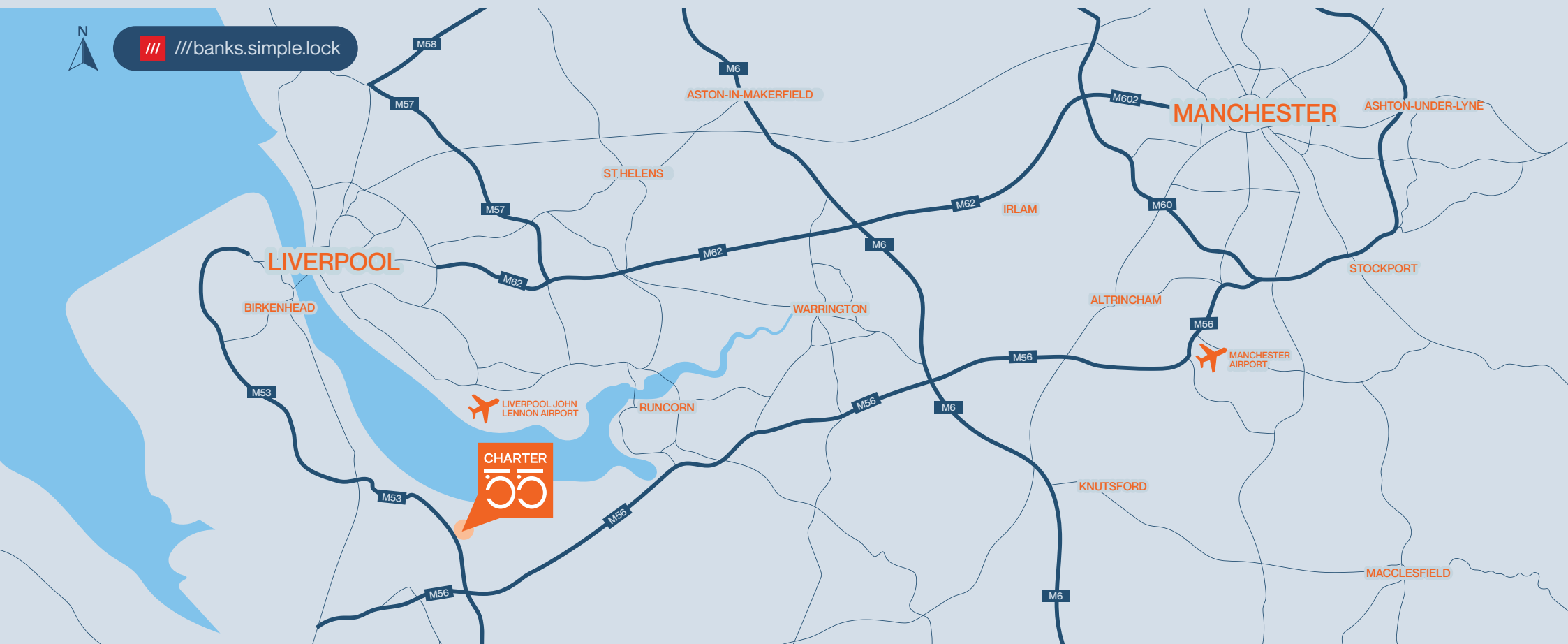
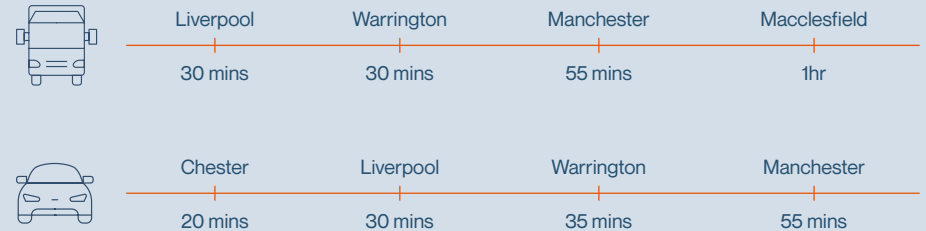
5,110  
SQ M



# Prime Location, Endless Business Potential

Charter 55 is perfectly positioned in Ellesmere Port, just minutes from the M53. It has direct access to Junctions 9 and 10, offering seamless connections to the M56, M6, and the wider motorway network. This prime location provides efficient access to key commercial hubs like Chester, Runcorn, and Warrington, making it ideal for businesses requiring robust transport links.

For air and rail travel, John Lennon Airport is less than 30 minutes away, and Ellesmere Port railway station offers regular services to Liverpool via the Merseyrail network. Whether by road, rail, or air, Charter 55 ensures your business stays connected to key destinations across the UK.



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# Site Plan & Accommodation

The standalone unit subject to agreeing terms could be provided within approximately 9 months of exchange of contracts, based on the provided specification.

Additional specifications are available subject to agreement with the developer.



Steel Portal Frame



12m Eaves Height



10% Roof Lights



Composite Cladding & Trapezoidal Wall Panels



Two-storey Office & Amenity Block



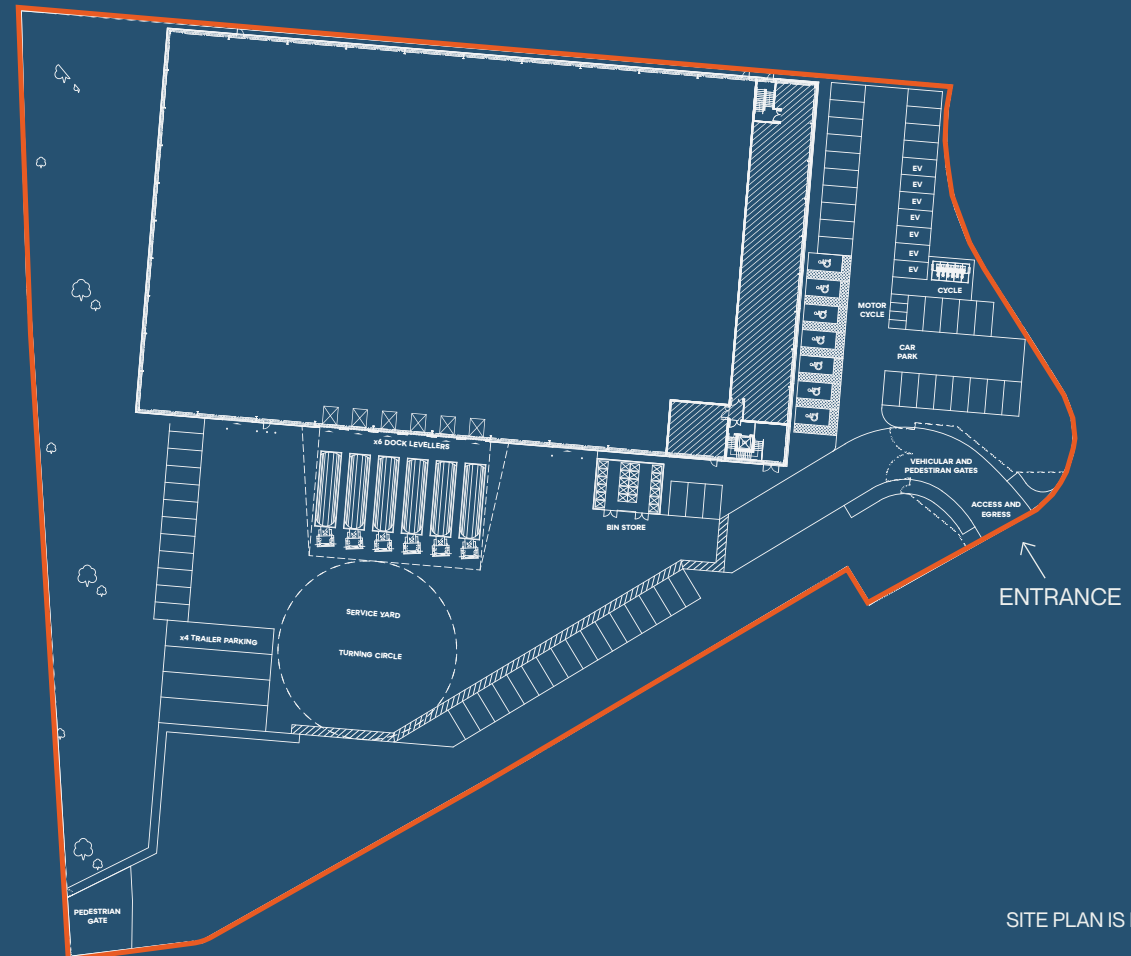
Loading via 6 Dock level Doors and 2 Drive In Doors



Secure reinforced concrete service yard



Floor Loading 50KN Per SqM



ENTRANCE

UNIT	SQFT	AVAILABILITY
Warehouse / Ground Floor	50,000	AVAILABLE
Office / First Floor	5,000	AVAILABLE

SITE PLAN IS INDICATIVE

# Further Information

## DISPOSAL

The property is available to let on a design and build basis, or we may consider offers to sell.

## VAT

All figures quoted are exclusive of VAT, but may be liable for VAT at the prevailing rate.

## EPC

EPC will be provided on completion.

## LEGAL COSTS

Each party to bear their own legal costs.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## PRICE/ RENTAL

On Application.

## CODE OF LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found here. We recommend you obtain professional advice if you are not represented.

## GET IN TOUCH TODAY



### GENERAL ENQUIRIES

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### ANDY BACKHOUSE

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